Continuing Care Retirement Community Disclosure Statement General Information

FACILITY NAME: The Te	erraces at San Joaquin Ga	rdens Retireme	nt Community		
ADDRESS: 5555 N Fresr	no St: Fresno, CA	ZIP	CODE: 93710	PHONE:	559-439-4770
PROVIDER NAME: TSJC	G owned by	FACILITY OPE	RATOR: TSJC	owned by Hum	anGood
	anGood				
RELATED FACILITIES: _ H	HumanGood	RELIGIOUS A	FFILIATION: <u>N</u>	lonsectarian	
YEAR OPENED: 1966	NO. OF ACRES: _25_	MULTI-STORY	/: SINGLI	E STORY:	BOTH: _X_
MILES TO SHOPPING CTR	R: <u>1</u>	MILES TO HO	SPITAL: 2		
NUMBER OF UNITS:	INDEPEND	ENT LIVING	HE	ALTH CARE	
APARTM	IENTS - STUDIO 0		ASSISTED L	VING 58	
	ENTS – 1 BDRM 105		SKILLED NU		
APARTM	ENTS – 2 BDRM 157		SPECIAL CA	RE 28	
				PECIAL CARE:	Memory Support
	Y AT YEAR END 78.2%)			
TYPE OF OWNERSHIP:	X NOT FOR PROFIT	G FOR PRC	FIT ACCRE	DITED: 🗵 Y 🗅	N BY: CCAC
FORM OF CONTRACT:	LIFE CARE	🗷 CONTINU	JING CARE		RVICE
	ASSIGN ASSETS	EQUITY	🗵 ENTRY FE	E 🛛 RENTAL	
REFUND PROVISIONS (C	heck all that apply): 🗵7	5% 🛛 50% 🕅	PRORATED TO	0% OTHER:	
RANGE OF ENTRANCE F	EES: _\$80,000_ TO _\$55	4,448_ LONG- 1	ERM CARE INS	URANCE REQU	IIRED? 🗆 Y 🖾 N
HEALTH CARE BENEFITS	SINCLUDED IN CONTRA	CT: Various	transfer credits de	ependent upon c	ontract

HEALTH CARE BENEFITS INCLUDED IN CONTRACT: Various transfer credits dependent upon contract.

ENTRY REQUIREMENTS: MIN. AGE: 62 PRIOR PROFESSION: NA OTHER:

RESIDENT REPRESENTATIVE ON THE BOARD (briefly describe their involvement): TSJG's 9 member board includes 1 resident from TSJG. The Resident Council President is invited to attend all meetings of the TSJG Board and provided with the related board materials in advance

FACILITY SERVICES AND AMENITIES

COMMON AREA AMENITIES			SERVICES AVAILABLE		
	AVAILABLE	FEE FOR SERVICE		INCLUDED	FOR EXTRA CHARGE
BEAUTY/BARBER SHOP	Х	Х	HOUSEKEEPING TIMES/MONTH	2-4	
BILLIARD ROOM	Χ		NUMBER OF MEALS/DAY	1	
BOWLING GREEN			SPECIAL DIETS AVAILABLE	Yes	
CARD ROOMS	Χ				
CHAPEL			24-HOUR EMERGENCY RESPONSE	X	
COFFEE SHOP/BISTRO	Χ	Χ	ACTIVITIES PROGRAM	Х	
CRAFT ROOMS	Х		ALL UTILITIES EXCEPT PHONE	Χ	
EXERCISE ROOM	Χ		APARTMENT MAINTENANCE	Х	
GOLF COURSE ACCESS			CABLE TV	Χ	
LIBRARY	Х		LINENS FURNISHED		
PUTTING GREEN			LINENS LAUNDERED	Χ	Х
SHUFFLEBOARD			MEDICATION MANAGEMENT		Х
SPA	Χ	Х	NURSING/WELLNESS CLINIC	Χ	
SWIMMING POOL-INDOOR			PERSONAL NURSING/HOME CARE		Х
SWIMMING POOL-OUTDOOR	Χ		TRANSPORTATION-PERSONAL		Х
TENNIS COURT			TRANSPORTATION-PREARRANGED	Χ	
WORKSHOP	Χ		OTHER		
OTHER - SAUNA	Χ				

All providers are required by Health and Safety Code section 1789.1 to provide this report to prospective residents before executing a deposit agreement or continuing care contract, or receiving any payment. Many communities are part of multi-facility operations which may influence financial reporting. Consumers are encouraged to ask questions of the continuing care retirement community that they are considering and to seek advice from professional advisors.

PROVIDER NAME: Terraces at San Joaquin Gardens owned by HumanGood_____

CCRCs	LOCATION (City, State)	PHONE (with area code)
Terraces at San Joaquin Gardens	Fresno, CA	559-439-4770
MULTI-LEVEL RETIREMENT COMMUNITIES		
FREE-STANDING SKILLED NURSING		
FREE-STANDING SKILLED NORSING		
SUBSIDIZED SENIOR HOUSING		

* PLEASE INDICATE IF THE FACILITY IS LIFE CARE.

In addition to TSJG, HumanGood owns directly or through its affiliates, 17 CCRC's in five western states and owns or manages 63 subsidized senior housing communities. Additional disclosure of corporate structure is included in the audited financial statements

			2013	:	2014	2015		2016	
INCOME FROM ONGOING OPERATIONS OPERATING INCOME (excluding amortization of entrance fee income)		\$17,292,000 \$17,752,000		7,752,000	\$19,435,000		\$21,567,000		
LESS OPERATING EXPENSES (excluding depreciation, amortization, & interest)		<u>16,690,</u>	000 17	7,714,000	18,226,000		<u>19,468,000</u>		
NET INCOME FROM OPE				602,000 38,0		1,209,000		2,099,000	
LESS INTEREST EXPENS	SE .		<u>1,146,</u>	<u>000</u> 3	,200,000	4,271,000		0 4,158,000	
PLUS NON-OPERATING I (excluding extraordinary ite		SES)			<u>19,000</u>	<u>22</u>	,000	<u>12,000</u>	
NET INCOME (LOSS) BEF DEPRECIATION AND AM		FEES,	<u>(544,0</u>	<u>)00) (3,</u>	<u>143,000)</u>	<u>(3,040,</u>	<u>000)</u>	<u>(2,047,000)</u>	
Non-Cash pension terminati operating expense above	on expense include	ed in						<u>1,010,000</u>	
NET CASH FLOW FROM (Total Deposits Less Refun			eneration) <u>5,057,000</u> <u>2,712,000</u> <u>2,989,000</u>				<u>,000</u>	<u>3,256,000</u>	
DESCRIPTION OF SECUR	RED DEBT AS OF	MOST REC	ENT FISCA	L YEAR EN	ND				
LENDER	OUTSTANDIN BALANCE			DATE OF ORIGINATION		DATE OF MATURITY		AMORTIZATIO PERIOD	
Series 2012	\$47,685,000 5.37		37%			2047		35 years	
Series A Subnote 2015	\$23,336,000		<u>4.45%</u> 6.47%		09/01/12			30 years	
Series B Subnote 2010	<u>\$6,438,000</u>			09/01/12	·	2030		30 years	
FINANCIAL RATIOS (see		o formulas) 15 CCAC M 50 th Percer <i>(optiona</i>	edians ntile	2014		2015		2016	
DEBT TO ASSET RATIO		40.0%		65.68%				63.32%	
OPERATING RATIO DEBT SERVICE COVERA		98.31%		117.01%				<u>121.19%</u> 2.29	
DAYS CASH-ON-HAND R		2.41 342		1.52 207.32		1.30 220.38		264.98	
	SERVICE FEES								
HISTORICAL MONTHLY S	CENT CHANGE		2014		201	15		2016	
VERAGE FEE AND PER	CENT CHANGE 2013						000/	0.001	
VERAGE FEE AND PER	2013		0.444	4 000/					
VERAGE FEE AND PER STUDIO DNE BEDROOM	2013 2,253	3.00%	2,444	4.00%	2,60		.00%	2,681	
VERAGE FEE AND PER TUDIO DNE BEDROOM WO BEDROOM	2013	3.00% 3.00%	2,444 3,409	4.00%	2,60 3,58		.00%	3,745	
VERAGE FEE AND PER TUDIO ONE BEDROOM WO BEDROOM COTTAGE/HOUSE	2013 2,253 3,090	3.00%	3,409	4.00%	3,58	85 4	.00%	3,745	
VERAGE FEE AND PER	2013 2,253		,			85 4 74 3			

The financial information is taken from the OFI section of the audited financial statements.

PROVIDER NAME: Terraces at San Joaquin Gardens owned by HumanGood

FINANCIAL RATIO FORMULAS

LONG-TERM DEBT TO TOTAL ASSETS RATIO

Long-Term Debt, less Current Portion Total Assets

OPERATING RATIO

Total Operating Expenses Depreciation Expense
Amortization Expense
Total Operating Revenues
Amortization of Deferred Revenue

DEBT SERVICE COVERAGE RATIO

Total Excess of Revenues over Expenses
+ Interest, Depreciation,
and Amortization Expenses
Amortization of Deferred Revenue
+ Net Proceeds from Entrance Fees
Annual Debt Service

DAYS CASH ON HAND RATIO

Unrestricted Current Cash And Investments + Unrestricted Non-Current Cash and Investments (Operating Expenses – Depreciation - Amortization)/365

Note: These formulas are also used by the Continuing Care Accreditation Commission. For each formula, that organization also publishes annual median figures for certain continuing care retirement communities.